

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021090199

Project Title: County Planning file PLN200045 (Villa/Stoney Farms Cannabis Facility)

Lead Agency: County of San Benito Resource Management Agency

Contact Name: Michael Kelly, Associate Planner

Email: mkelly@cosb.us Phone Number: 831 902-2287

Project Location: near Hollister unincorporated San Benito County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project proposes a use permit regarding a cannabis cultivation facility at 1180 Riverside Road near Hollister. The cannabis activities would take place in a new 4,600-square-foot building to facilitate the growing of cannabis plants. A separate, smaller building approximately 1,500 square feet in area would contain offices, and the business would involve 6 to 10 employees. In addition, a large residence of approximately 4,000 square feet, including residential and storage space, would stand near Riverside Road, uphill from the commercial buildings. Grading would take place across approximately 30 percent of the site with 500 cubic yards of cut material and 500 cubic yards of fill to form the building sites and the driveway, plus a retention pond. The resulting driveway would run down the hill from near the northern terminus of Riverside Road. The site would be served by an on-site well, two water-storage tanks, a septic system, and electrical and telecommunications connections. The current study revises a prior study dated September 10, 2021.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality—Control dust that could result from construction.
Biological Resources—Avoid impact to wildlife and its habitat. The affected wildlife could include San Joaquin kit fox, California tiger salamander and San Joaquin whipsnake, California red-legged frog, burrowing owl, and raptors and other nesting birds.
Hydrology / Water Quality—Control and limit runoff effects that could result from construction activities and from new permanent structures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Road impact, crime, public safety response time.

Provide a list of the responsible or trustee agencies for the project.

California Department of Cannabis Control
California State Water Resources Control Board
Monterey Bay Air Resources District
California Department of Fish and Wildlife